

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, JUNE 26, 2018**

**1:30 P.M.**

**CITY COUNCIL CHAMBER  
(CITY HALL 1E07)**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JUNE 26, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. OLD BUSINESS:**

- 1. ZONING DOCKET 055/18** – Request by Greater St. Stephen Ministries for a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue. The municipal addresses are 2300-2308 South Liberty Street, 2224-2226 Philip Street, and 2229-2237 First Street. (PD 2) (RJ) (Deferred from the June 12, 2018 City Planning Commission meeting)
- 2. ZONING DOCKET 066/18** – Request by 749 St. Charles Ave., LLC for a conditional use to permit a new curb cut along Saint Charles Avenue where otherwise prohibited, in the Saint Charles Avenue public right-of-way between Girod and Julia Streets and adjacent to Square 218, Lots 4 and 5, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street. The municipal addresses of the adjacent property to be accessed by the curb cut are 749-751 Saint Charles Avenue. (PD 1A) (NJ)

(Deferred from the May 22, 2018 City Planning Commission meeting)

**B. NEW BUSINESS:**

3. **ZONING DOCKET 072/18** – Request by Pretty Blue House, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, an AC-1 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 503, Lot A, in the Third Municipal District, bounded by Saint Bernard Avenue, Marais Street, Laharpe Street, North Villere Street, and Columbus Street. The municipal address is 1300 Saint Bernard Avenue. (PD 4) **(TJ)**
4. **ZONING DOCKET 073/18** – Request by Stephen Foucha and Chikita Blanchard Foucha for a conditional use to permit retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 425, Lot X or Lot X and Pt. Lot 12, in the Third Municipal District, bounded by Saint Claude Avenue, Lizardi Street, Forstall Street, and Marais Street. The municipal addresses are 5129-5131 Saint Claude Avenue. (PD 8) **(TM)**
5. **ZONING DOCKET 074/18** – Request by Peter J. Abadie, Jr. for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 816, Lot 14 and half of Lot 13 or Lot 34, in the First Municipal District, bounded by Palmyra Street, South Murat Street, South Olympia Street, and Banks Street. The municipal addresses are 4522-4524 Palmyra Street. (PD 4) **(KB)**
6. **ZONING DOCKET 075/18** – Request by Liberty Street Cottages, LLC. for a conditional use to permit established multi-family dwellings in an HU-RD2 Historic Urban Two-Family Residential District, on Square 556, Lots 23 and 24 or Lot 24, part of Lot 23, and the rear portions of Lots 1 through 5, in the Sixth Municipal District, bounded by South Liberty Street, Louisiana Avenue, Delachaise Street, and La Salle Street. The municipal addresses are 3417-3423 and 3417A-3423A South Liberty Street. (PD 2) **(EH)**
7. **ZONING DOCKET 076/18** – Request by Liberty Street Cottages, LLC. for a conditional use to permit established multi-family dwellings in an HU-RD2 Historic Urban Two-Family Residential District, on Square 556, Lots 22, in the Sixth Municipal District, bounded by South Liberty Street, Louisiana Avenue, Delachaise Street, and La Salle Street. The municipal addresses are 3425-3427 and 3425A-3427A South Liberty Street. (PD 2) **(EH)**
8. **ZONING DOCKET 077/18** – Request by 1701 St. Anthony, LLC for a conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District, on Square 770, Lot F or 1, in the Third

Municipal District, bounded by Saint Anthony Street, North Derbigny Street, Pauger Street, and North Roman Street. The municipal addresses are 1701 Saint Anthony Street and 1813 North Derbigny Street. (PD 4) **(RB)**

9. **ZONING DOCKET 078/18** – Request by Robert Ancira, Dr. Kristi M. Soileau, LLC, 1312-1314 Antonine, LLC, Argus Property, LLC, and 1301 Amelia, LLC, for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 281, Lots A, B, 3, 4, Z or B or 10, A or 1, B or 2 in the Sixth Municipal District, bounded by Coliseum, Antonine, Chestnut, and Amelia Streets. The municipal addresses are 3634 Coliseum Street, 1312-1314 Antonine Street, 3633-3635 Chestnut Street, 1301-1303 Amelia Street, and 1323-1327 Amelia Street. (PD 2) **(SL)**
10. **ZONING DOCKET 079/18** – Request by City Council Motion No. M-18-163 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 15 to 1) revise the setback requirements and other development standards for residential uses in the EC Educational Campus District; 2) clarify that properties within an EC Educational Campus District that are not used in conjunction with an educational facility may be developed in accordance with the regulations of the zoning district and are not subject to the Institutional Master Plan requirement; and 3) make other revisions as needed to clarify the applicability and process requirements for Institutional Master Plans. **(BP/LM)**
11. **ZONING DOCKET 080/18** – Request by 3821 Franklin SPE, LLC for a zoning change from an HU-RD1 Historic Urban Two-Family Residential District to an HU-RM2 Historic Urban Multi-Family Residential District, on Square 20, Lot 1-A, in the Third Municipal District, bounded by Franklin Avenue, Jonquil Street, Lavender Street, and Lotus Street. The municipal address is 3821 Franklin Avenue. (PD 6) **(RJ)**

## **OTHER MATTERS:**

- A. Adoption of the minutes of the June 12, 2018 meeting.
- C. Committee reports.
- D. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk